BOXWORTH GATEWAY A14 | J24

PUBLIC CONSULTATION INVITATION - JUNE 2025

Newlands Developments is excited to be bringing forward proposals for Boxworth Gateway: a highly sustainable, Net Zero Carbon logistics development, well connected to the communities of South Cambridgeshire.

Logistics is increasingly recognised as critical national infrastructure in national planning policy, supporting housing growth and key growth sectors such as life sciences, R&D and advanced manufacturing. Logistics jobs have grown by 26% over the past decade; surpassing the 14% growth across the broader economy, driven by the surge in e-commerce.

There is a significant shortage of logistics space in Greater Cambridge, which is restricting job growth in this vital sector. Boxworth Gateway will deliver new space for local businesses: helping meet demand along the nationally significant freight corridor that is the A14. With EV charging and cutting-edge renewable energy technologies, it supports clean growth and Greater Cambridge's ambition to double its economy in the coming years.

We are inviting you to share your thoughts on our proposals.

Red line boundary of the proposed site

About Newlands Developments

Newlands is a specialist industrial and logistics developer with a proven track record in delivering sustainable, high quality, functional and adaptable buildings that are attractive to the market. We pride ourselves in exceeding expectations and have successfully developed facilities in Cambridgeshire, delivering jobs and other social value to surrounding communities.

Newlands is dedicated to long-term stewardship and legacy, bringing a wealth of experience in creating sustainable, high-quality employment sites across the country. Our strong commitment to environmental responsibility and social value is deeply embedded in our Corporate Environment, Social, and Governance (ESG) Strategy.

Key benefits of the scheme include:

- Empowering over 1,900 Full-Time Careers annually
- Commitment to Construction and End User Employment & Skills Plans (ESPs) to ensure that local people benefit from the employment opportunities created
- Injecting £5.2 Million per year into the local economy through business rates
- A launchpad for youth employment and career development
- A new Amenity & Community Hub to foster connection
- Extensive green infrastructure enhancing climate change resilience
- Delivering a minimum 25% Net Gain in biodiversity

Get involved

We are committed to engaging with the community and invite you to attend our in-person or virtual exhibitions. These events will provide an opportunity to meet the project team, view the proposals, and share your feedback.

Our virtual exhibition will be live between **Monday 30th June 2025** and **Sunday 20th July 2025** and can be accessed by visiting **boxworthgateway.co.uk** or by scanning the QR code.

We will also be holding two in-person exhibitions, where you will be able to speak to the project team and learn about the plans. Details of these events are below:

Thursday 3rd July 2025, 15:30 – 19:00, Boxworth Village Hall, High Street, Boxworth, CB23 4LY
Saturday 5th July 2025, 10:00 – 13:00, Bar Hill Village Hall, 171 The Spinney, Bar Hill, Cambridge, CB23 8TP

All feedback received will be evaluated and considered before a planning application is submitted. You can also email your views to **boxworthgateway@consultationonline.co.uk.**

If you are unable to access the internet, please contact us on the freephone line, 0800 298 7040, and a member of the team will arrange for copies of the virtual consultation information to be sent in the post.

CGI of the proposed development